

**Summit Township Zoning Board of Appeals  
September 11, 2008**

**PRESENT:** Kevin Thomson, Chairman; Larry Dunn, Vice Chairman; Richard Erhardt, Planning Commission Liaison; Scott Elliott, Township Board Liaison; James Brunner, James Bogie, Jack Shelby, and John C. Worden, Zoning Administrator.

**ABSENT:**

---

The meeting was called to order by Chairman, K. Thomson on Thursday, September 11, 2008 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

---

A motion was made by J. Bogie, and supported by J. Brunner, to approve the minutes of the Thursday, September 13, 2007 meeting as written. The motion carried unanimously.

---

**Case# 08-09-0009** – 3400 Francis Street – Front yard variance for an addition – Zoning District General Commercial (C-2) – Applicants/Owners Jonathan, Dan and Ann Andrews.

A public hearing was held on September 11, 2008, at the request of Jonathan Andrews, owner/applicant representative to construct a 10'4" x 18' 10" addition to the front (south east) side of the building that would not extend beyond the current building. The required front yard setback for the building is thirty five (35) feet. The current setback of the building is 18.3 feet requiring a variance of 16.7 feet.

Applicant/Owner, Jonathan Andrews explained that a truss roof system to replace the current flat roof, refurbishing the exterior and the proposed addition are planned for the building. He also noted that the property and adjacent land has been owned by the family for many years and the project will greatly improve the area.

Chairman, K. Thomson asked what the use of the building would be after the completion of the project. He also noted that adjacent buildings to the north were at the same setbacks as the proposal.

Applicant, J. Andrews responded the proposed use of the building will most likely be a bicycle repair shop which would be permitted in the General Commercial District (C-2).

Correspondent:

A letter of support from six (6) local businesses adjacent to the property.

A motion by J. Brunner, supported by L. Dunn, to grant a variance of 16.7 feet from the required 35 feet for a front yard setback for the building located at 3400 Francis Street and for the request presented only and having met the requirements of section 150.367 – B-(1) – © And (d). The motion carried unanimously.

---

**Case #08-09-0010** – 102 S. Brown St. – Signs 1) setback free standing and 2) building identification sign size – Zoning District General Commercial (C-2) – Applicant Water Street Capital, LLC – John Capmau, Representative.

A public hearing was held on September 11, 2008, at the request of Water Street Capital, LLC and represented by John Campau for two (2) variances 1) for a setback of four (4) feet for a free standing sign on Brown Street requiring a variance of 13.5 feet from the required 17.5 feet and 2) for a variance of 72 square feet for a building identification wall sign from the allowable 86

square feet based on two (2) square feet for each one (1) foot of lineal front footage of the building facing one (1) road. The 86 square feet allowed will be used for window signs on both South Brown Street and West Michigan Avenue.

Applicant representative, John Campau, explained the project in general and the necessity of the requested variances. He also noted that the sign project was greatly reduced from his original request but still need the variances. The variance for the free standing sign on Brown Street is necessary because the required setback would be in the parking and the view would be blocked by the apartment building and parking shelter to the south. The sign will be smaller in size than is allowed and the bottom of the sign will be twelve (12) feet from the ground. Also the current sign on West Michigan Avenue will be lowered and reduced in size. The variance for the building identification of 72 square feet will allow compliance with at least one of the cell phone company's contract requirement that building or owner signs be at least twice the size on their product sign. The allotted wall signs sizes of 86 square feet on both South Brown Street and West Michigan Avenue is being used by the four (4) cell phone companies that are marketed by Comtronics.

J. Bogie asked about the ground clearance of the free standing sign.

J. Campau replied that the clearance would be twelve (12) feet the requirement is eight (8) feet.

R. Erhardt asked about the parking for the building.

J. Campau stated that about five (5) parking spaces will be eliminated to create more green space. Note: the parking with the reduction will exceed the requirements for the retail parking of 1 space for each 200 square feet of floor area.

Variance #1 – A motion by J. Brunner, supported by J. Bogie to approve a variance of 13.5 feet from the required 17.5 feet for a free standing sign and that the leading edge of the sign will be four (4) feet from the property line and for the request only based on section 150.367 – (B)-(1) – (a), (b), (c), and (d). The motion carried unanimously.

Variance #2 – A motion by K. Thomson, supported by J. Brunner to approve a variance of 72.5 square feet for a building identification wall sign that will exceed the allowed 86 square feet and is for this request only based on section 150.367 - (B) – (1) – (a), (b), (c), and (d). The motion carried unanimously.

Note: There was discussion concerning the necessity for Variance #2.

The meeting was adjourned by Chairman K. Thomson at 7:30 pm.

Respectfully submitted,

---

Richard Erhardt  
Zoning Board of Appeals Secretary